

051.A

Map

0001

Block

0006.A

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 773,900 /

USE VALUE: 773,900 /

ASSESSed: 773,900 /

Total Card /

Total Parcel

773,900

773,900

773,900

PROPERTY LOCATION

| | | |
|----|--------|-----------------------|
| No | Alt No | Direction/Street/City |
| 6 | -A | BACON ST, ARLINGTON |

Unit #: 6A

Owner 1: ALI HOSSAM

Owner 2:

Owner 3:

Street 1: 6A BACON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ:

Postal: 02474

Type:

OWNERSHIP

Owner 1: ALI HOSSAM

Owner 2:

Owner 3:

Street 1: 6A BACON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ:

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: D ADDIO DAVID/JOYCE C -

Owner 2: -

Street 1: 60 LOWELL ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ:

Postal: 02476

Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Copm. Clap Exterior and 2244 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | B2A | MAJOR BU | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7702 | | | | | | | | | | | | G7 | 1. | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| 102 | 0.000 | 773,900 | | | 773,900 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.000 | 773,900 | | | 773,900 |
| Total Parcel | 0.000 | 773,900 | | | 773,900 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 344.88 | /Parcel: | 344.8 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 102 | FV | 760,300 | 0 | . | | 760,300 | 760,300 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 745,300 | 0 | . | | 745,300 | 745,300 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 723,700 | 0 | . | | 723,700 | 723,700 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 649,500 | 0 | . | | 649,500 | 649,500 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 626,900 | 0 | . | | 626,900 | 626,900 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 670,700 | 0 | . | | 670,700 | 670,700 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 554,000 | 0 | . | | 554,000 | 554,000 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 574,200 | 0 | . | | 574,200 | 574,200 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|--------|
| D ADDIO DAVID/J | 55462-265 | | 9/27/2010 | | 560,000 | No | No | | |
| 743 MASS AVE LL | 47810-268 | | 7/14/2006 | | 563,000 | No | No | | |
| PJC ARLINGTON R | 46168-319 | | 9/28/2005 | Family | | No | No | | M DEED |
| | | | | | | | | | |
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| | | | | | | | | | |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|---------|-----|------------|----------|------------|---------|
| 12/18/2003 | 1057 | New Buil | 201,600 | O | | G7 | GR FY07 | |
| | | | | | | | | |
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ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|-----------|-----|-------------|
| 11/27/2017 | Measured | DGM | D Mann |
| 2/25/2013 | Inspected | BR | B Rossignol |
| 2/10/2006 | Inspected | BR | B Rossignol |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

